

MINUTES PLANNING COMMISSION MINUTES

November 1, 1994

Present: Chairman Mark Green, Dick Dresher, Ken Cutler, Elaine McKay, Mike Holmes, Don Milligan, Lois Williams; Barbara Holt, City Council Representative; Jack Balling, City Engineer; Blaine Gehring, Planning and Redevelopment Director; Connie Feil, Recording Secretary

Absent: Dean Jolley

The minutes of October 4, 1994 were tabled for further corrections.

Dick Dresher made a motion to approve the minutes of October 4, 1994 as written; seconded by Don Milligan; unanimously approved.

Conditional Use Permits

94-15C Public Hearing to consider a conditional use permit for a residential day care up to 12 children at 386 W. 200 S., Jefri Lyn Ashby, applicant.

Blaine Gehring explained that he has received two letters from residents in the cul-de-sac in favor of the day care and three residents outside the cul-de-sac that oppose the day care.

Mark Green opened for Public Hearing. No one was present with comments. The public hearing was closed and turned to the Planning Commission for comments. A discussion followed regarding if the request is for a day care or preschool and how many children will be involved.

Jefri Lyn Ashby was present and explained that she is licensed with the state for day care for 12 children and she has been registered for the past four years. She has pre-school children only, a large play area and there is plenty of parking available.

Barbara Holt motioned that the conditional use permit for residential day care up to 12 children at 386 W. 200 S., Jew Lyn Ashby, applicant; seconded by Elaine McKay. The motion was unanimously approved.

Subdivisions

Preliminary and final approval of a one lot subdivision at 212 W. Davis Boulevard, Morgan Hardy, Owner.

Jack Balling explained that the owner, Mr. Hardy, would like to create a lot on the west side of Davis Boulevard. Mr. Hardy would like to build a home on this lot but needs to go through the subdivision procedure. Mr. Balling discussed the importance of the boundary line. This property needs to be recorded with the county and the sewer lines need to be properly connected. The main concern is extending the sewer lines to the property. Mr. Hardy needs to work with Mr.

Allred, owner of property to the south, to extend the sewer lines to his lot or find some alternative that is acceptable to the city. Mr Balling suggested that the staff we work with Mr. Hardy to help get the issues resolved to meet the recommendations for approval preliminary and final subject to all the conditions listed. When these conditions are all resolved it can be approved by the City Council.

Don Milligan made a motion to grant a preliminary approval of a One Lot Subdivision at 212 W. Davis Boulevard subject to the recommendations by the staff, with #3 having a reasonable alternative acceptable to the City Engineer and South Davis Sewer District for preliminary and final; seconded by Mike Homes; unanimously approved.

Mark Green stated the first and second motion still stands with the addition of an item #9 which states that items 1-3 must be completed before presenting to the City Council for approval; unanimously approved.

Site Plans

Permission to construct a house beyond 200 feet from the street at 1405 S. Stone Hollow Drive (Lot #505, Stone Ridge Plat E).

Jack Balling presented the plot plan explaining his concerns for granting the approval of building a home on this lot. Mr. Bailing expressed his concerns about the drainage swale and easement being next to the home. With a large storm it could cause major flood damage. The recommendation from the Planning Commission to the City Council would be to channelize the flow from the ravine or move the home. The owner, Mr. Allred was present and asked the staff for help in meeting the requirements for approval to build on this lot. In Mr. Bailing opinion he would relocate the house.

Mark Green suggested adding another item to the list of recommendations being #12. The item stating that the builder provide a plan to either relocate the house or channeled the drainage swale to provide an approved plan for flood control. Mr Bailing said the remaining items listed have been discussed and can be worked out to meet all requirements. On item #8 it can be changed to a 15 foot wide easement rather than 20 foot easement.

Elaine McKay made a motion for the recommendation for the site plan approval for construction of house beyond 200 feet from street, Lot #505 Stone Ridge Plat E. subject to the recommendations and conditions as outlined by staff items 1-11 with the addition of item #12 which shall be to provide a plan to relocate the house or channeled the drainage swell to controll flooding to the satisfaction of the City Engineer; seconded by Mike Holmes; unanimously approved.

Meeting adjourned at 8:05 PM.